

2016 Alley Improvements

Project Feasibility Report

City Project Number 10335

February 18, 2016



Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

I. TABLE OF CONTENTS

I.	TABLE OF CONTENTS	2
II.	CERTIFICATION PAGE	2
III.	PROJECT CONTACTS	3
IV.	EXECUTIVE SUMMARY	4
V.	PROJECT INTRODUCTION	4
VI.	EXISTING CONDITIONS	5
A.	STREET	5
B.	STORM SEWER	5
C.	SANITARY SEWER	5
D.	WATERMAIN	5
E.	OTHER UTILITIES	5
VII.	PROPOSED IMPROVEMENTS	5
A.	STREET	5
B.	STORM SEWER	6
C.	SANITARY SEWER	6
D.	WATERMAIN	6
E.	OTHER UTILITIES	6
VIII.	RIGHT-OF-WAY AND EASEMENT	6
IX.	APPROVALS/PERMITS	6
X.	PROJECT COST ESTIMATE AND FINANCING	6
XI.	POSSIBLE SCHEDULE	7
XII.	CONCLUSION AND RECOMMENDATIONS	7
XIII.	APPENDIX	8
A.	FIGURE 1: EXISTING LAYOUT OF 2016 ALLEY IMPROVEMENTS	8
B.	FIGURE 2: 2016 ALLEY IMPROVEMENTS PROPOSED STREET CROSS SECTION AND PAVEMENT SECTION	9
C.	ENGINEERS ESTIMATE	10
D.	PRELIMINARY ASSESSMENT ROLL ALLEY 7-207	11
E.	PRELIMINARY ASSESSMENT ROLL ALLEY 7-228	13
F.	PRELIMINARY ASSESSMENT ROLL ALLEY 7-351	15
G.	PRELIMINARY ASSESSMENT ROLL ALLEY 8-328	17

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

Michael J. McCarty, PE
Reg. No. 45505

Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Eric Anderson	507.386.1750	eanderson@ mankatomn.gov
Councilor at Large	Christopher Frederick	507.382.7299	cfrederick@ mankatomn.gov
Councilor Ward 1	Karen Foreman	507.382.4256	kforeman@ mankatomn.gov
Councilor Ward 2	Tamra Rovney	507.388.3326	trovney@ mankatomn.gov
Councilor Ward 3	Mark Frost	507.387.3169	mfrost@ mankatomn.gov
Councilor Ward 4	Jason Mattick	507.720.8787	jmattick@ mankatomn.gov
Councilor Ward 5	Trudy Kunkel	507.317.6990	tkunkel@mankatomn.gov
City Manager	Patrick Hentges	507.387.8695	phentges@ mankatomn.gov
City Engineer	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Project Engineer	Michael McCarty	507.387.8643	mmccarty@mankatomn.gov
Project Operations	Jim Tatge	507.387.8504	jtatge@ mankatomn.gov
Project Designer	Dylan Koch	507.387.8787	dkoch@mankatomn.gov
Project Representative	Dylan Koch	507.387.8787	dkoch@mankatomn.gov

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

IV. EXECUTIVE SUMMARY

In June of 2009, SEH assisted the city of Mankato in developing an Alley Master Plan to more efficiently program alley improvements. The master plan is meant to assist in prioritizing and budgeting improvements, and provide engineering staff, the public, and city officials with a public relations and information tool.

Information in the report was primarily gathered from city sources. GIS data was made available for streets, alleys, storm sewer, and parcel information. Also used were aerial photographs, previous alley improvement project record drawings, and alley surface ratings conducted by city personnel. Field observations of alleys within the Alley Master Plan were conducted by SEH staff to look for outstanding conditions beyond pavement quality, including drainage and topography.

The master plan calls for the construction/reconstruction of six alleys in 2016. Of the six alleys, two were determined to be in adequate condition and were not in need of replacement. The four alleys that need improvement consist of three gravel alleys and one bituminous alley, which is determined to be in a failing condition. Without improvements on these alleys, they will continue to warrant high maintenance costs along with further deteriorations until failure. The alleys to be overlaid and reconstructed are listed in Table 1.

ALLEY	FROM	TO	BETWEEN		
7-207	END	MAXFIELD ST	4 TH AVE	AND	5 TH AVE
7-228	MAXFIELD ST	SPRUCE ST	1 ST AVE	AND	2 ND AVE
7-351	W LAFAYETTE ST	LIME ST	RIVERFRONT DR	AND	3 RD AVE
8-328	BELLEVUE AVE	ADAMS ST	JOHNSON ST	AND	HOMER

Table 1

Suggested improvements include grading and paving, along with storm sewer installation.

The estimated cost of these necessary improvements will be \$167,479.23.

The proposed improvements, from an engineering standpoint, are necessary, cost-effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements of the stated alleys are being proposed for the summer of 2016. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

- Determine the feasibility of the proposed project.

This project, as proposed, consists of four alleys totaling 1,920 feet and composed of a 12 foot alley with a 15 foot right-of-way. Specific items that will be included in the construction are as follows:

- Grading and aggregate base
- Bituminous Surfacing
- Concrete Curb and Gutter
- Concrete Sidewalks

VI. EXISTING CONDITIONS

A. STREET

The alleys that are listed in table 1 are bituminous or gravel and generally in poor condition and suffer from poor drainage. Additionally the gravel surfacing presents a high need for recurring maintenance making them costly and labor intensive to maintain at a reasonable level of service. The existing layouts of the proposed alleys can be seen in the appendix.

B. STORM SEWER

The only alley that currently has storm sewer installed is 7-351. The storm sewer on alley 7-351 will be abandoned and sand filled as it crosses private property, and new storm sewer will be installed starting from the existing manhole approximately 200 feet from the northern limits of the alley to the existing manhole at the intersection at the end of the alley. Location of additional storm drain will be determined bearing final design.

C. SANITARY SEWER

There are no sanitary sewers running down any of the alleys.

D. WATERMAIN

There are no water mains present in any of the alleys.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

A. STREET

Existing bituminous and aggregate surfacing as applicable will be removed. An alley width of 12-feet is proposed as part of the improvements. The alleyway section will consist of 3-inches of bituminous pavement on top of 8-inches of class 5 aggregate. Limited replacement of the existing curb and gutter and alley aprons will also be completed as well as select sidewalk as applicable.

B. STORM SEWER

Storm sewer is proposed on alley 7-351 from the manhole 200 feet southwest of the northern limits of the alley to the manhole at the intersection of the northern limits in order to provide adequate drainage. Where storm sewer is installed it will consist of a catch basin connected to 12-inch reinforced concrete pipe. The pipe will be connected to the existing storm drain system as appropriate.

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

C. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

The alleys have an existing right-of-way of 15 feet with the exception of alley 17-252 which has a 10 foot right of way, and no right-of-way acquisition will be required for this project.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Department of Health – Watermain Extension
- MPCA – Construction Stormwater
- City of Mankato – Land Disturbance

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. A detailed cost estimate is included at the end of the report.

ITEM	COST
Street	\$137,728.25
Storm Sewer	\$13,141.24
Construction Contingency	\$15,086.95
TOTAL CONSTRUCTION	\$165,956.45
Admin/bonding	\$9,957.39
Engineering	\$16,595.64
TOTAL PROJECT COST	\$192,509.48

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$71,784.40	37%
G.O. Bonding	\$107,583.84	56%
Storm Utility	\$13,141.24	7%
TOTAL FUNDS	\$192,509.48	100%

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements of the 2016 Alleys:

2/22/2016	Call for Hearing
3/14/2016	Project Feasibility Hearing
4/11/2016	Advertise for Bids
4/11/2016	Preliminary Assessment Hearing
5/13/2016	Bid Opening
5/23/2016	Award Bid
6/6/2016	Begin construction
8/12/2016	Final Completion
11/14/2016	Final Assessments

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of alleys identified in Table 1 are unfavorable with only further deteriorations to come. If these alleys are not surfaced, maintenance costs will continue to be an issue and failure of alley may occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report and include the petition alley 5-358 into this project, set a date for the preliminary assessment hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

2016 Alley Improvements
City Project Number 10335
City Of Mankato

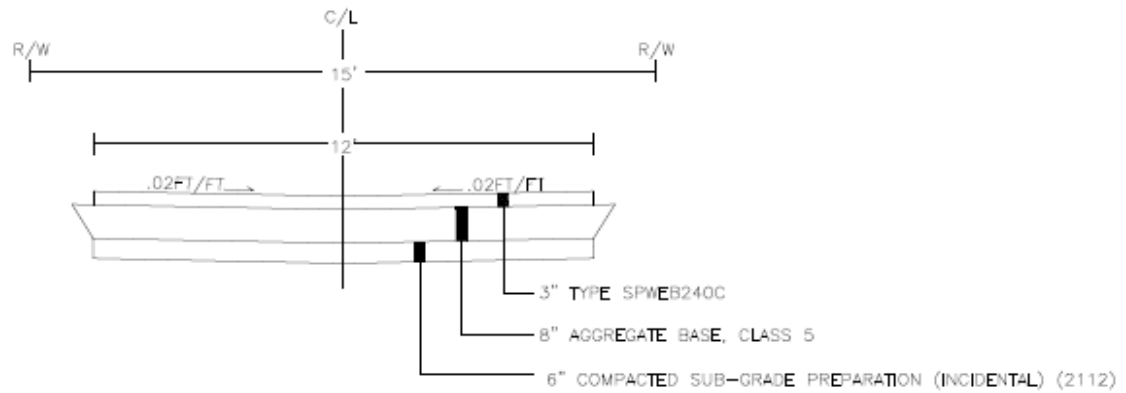
A. FIGURE 1: EXISTING LAYOUT OF 2016 ALLEY IMPROVEMENTS



Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

B. FIGURE 2: 2016 ALLEY IMPROVEMENTS PROPOSED STREET CROSS SECTION AND PAVEMENT SECTION



TYPICAL SECTION
ALLEYS 7-207,228,351 & ALLEY 8-328

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

C. ENGINEERS ESTIMATE

ITEM NUMBER	CONTRACT ITEM	UNIT	EST QTY	ENGINEERS UNIT PRICE	COST PER ITEM
2021.501	MOBILIZATION	LS	1.00	\$ 7,184.26	\$ 7,184.26
2101.502	CLEARING (6" TO 18")	TREE	2.00	\$ 292.64	\$ 585.27
2101.502	CLEARING (18" TO 30")	TREE	2.00	\$ 519.51	\$ 1,039.02
2101.502	CLEARING (GREATER THAN 30")	TREE	2.00	\$ 561.98	\$ 1,123.96
2101.507	GRUBBING (6" TO 18")	TREE	2.00	\$ 204.49	\$ 408.98
2101.507	GRUBBING (18" TO 30")	TREE	2.00	\$ 174.35	\$ 348.71
2102.507	GRUBBING (GREATER THAN 30")	TREE	2.00	\$ 481.41	\$ 962.83
2104.501	REMOVE CURB AND GUTTER	LF	47.00	\$ 3.94	\$ 185.06
2104.503	REMOVE CONCRETE SIDEWALK	SF	25.00	\$ 1.40	\$ 34.91
2104.505	REMOVE CONCRETE PAVEMENT	SY	79.10	\$ 7.35	\$ 581.39
2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	491.11	\$ 4.63	\$ 2,274.08
2104.505	REMOVE BITUMINOUS PAVEMENT	SY	1694.00	\$ 5.07	\$ 8,591.12
2104.509	REMOVE CONCRETE STEPS	EA	5.00	\$ 490.00	\$ 2,450.02
2104.511	SAWING CONCRETE PAVEMENT	LF	89.00	\$ 4.99	\$ 443.89
2104.513	SAWCUT BITUMINOUS PAVEMENT	LF	967.00	\$ 3.58	\$ 3,462.34
2105.501	COMMON EXCAVATION (P)(EV)	CY	784.62	\$ 10.57	\$ 8,296.18
2105.522	SELECT GRANULAR BORROW (CV)	CY	232.22	\$ 20.61	\$ 4,786.45
2105.541	STABILIZING AGGREGATE 0"-4" (CV)	CY	100.00	\$ 36.27	\$ 3,626.70
2105.604	GEOTEXTILE FABRIC TYPE V	SY	2637.33	\$ 1.42	\$ 3,738.42
2123.501	COMMON LABORERS	HR	30.00	\$ 57.75	\$ 1,732.50
2123.509	DOZER	HR	5.00	\$ 108.78	\$ 543.90
2123.524	TAMPING ROLLER	HR	5.00	\$ 92.05	\$ 460.27
2123.61	CRAWLER MOUNTED BACKHOE	HR	5.00	\$ 135.85	\$ 679.25
2123.61	SKID LOADER	HR	5.00	\$ 92.05	\$ 460.27
2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HR	10.00	\$ 105.63	\$ 1,056.30
2211.503	AGGREGATE BASE (CV) (P), CLASS 5	CY	426.65	\$ 24.14	\$ 10,299.12
2231.604	BITUMINOUS PATCH SPECIAL	SY	26.67	\$ 40.16	\$ 1,071.13
2301.504	CONCRETE PAVEMENT 8.0"	SY	100.88	\$ 33.60	\$ 3,389.57
2360.503	TYPE SP 12.5 WEAR CRS MIX (2,C) 3" THICK	SY	2560.00	\$ 14.90	\$ 38,142.72
2411.607	CONCRETE STEP	EA	5.00	\$ 337.05	\$ 1,685.25
2503.541	12" RC PIPE SEWER DESIGN 3006 CLASS V	LF	173.00	\$ 42.38	\$ 7,331.39
2503.602	CONNECT TO EXISTING STORM SEWER	EA	1.00	\$ 797.53	\$ 797.53
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	LF	5.00	\$ 368.03	\$ 1,840.13
2506.516	CASTING ASSEMBLY, MnDOT 700-7 w/715 COVER	EA	2.00	\$ 641.22	\$ 1,282.45
2521.501	4" CONCRETE WALK	SF	25.00	\$ 5.16	\$ 128.89
2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	47.00	\$ 17.26	\$ 811.31
2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SY	100.44	\$ 69.09	\$ 6,939.40
2563.601	TRAFFIC CONTROL	LS	1.00	\$ 4,961.53	\$ 4,961.53
2573.53	STORM DRAIN INLET PROTECTION	EA	12.00	\$ 157.48	\$ 1,889.75
2573.602	STABILIZED CONSTRUCTION EXIT	EA	4.00	\$ 1,299.95	\$ 5,199.81
2573.603	PERIMETER PROTECTION	LF	200.00	\$ 3.18	\$ 636.30
2574.525	COMMON TOPSOIL BORROW (LV)	CY	109.16	\$ 20.50	\$ 2,237.34
2575.505	SODDING TYPE SALT TOLERANT	SY	655.00	\$ 6.05	\$ 3,961.44
2575.571	RAPID STABILIZATION METHOD 3	MGAL	5.00	\$ 641.68	\$ 3,208.38
				TOTAL	\$ 150,869.50

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

D. PRELIMINARY ASSESSMENT ROLL ALLEY 7-207

2016 ALLEY IMPROVEMENTS 7-207 Unnamed Rd to Maxfield St between 4th Ave and 5th Ave Preliminary Assessment Roll City Project 10335					
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage					
Parcel Number / Owner / Address	Property Description	Frontage Charge		Requested Additional Work	Total Estimated Assessment
		Front Feet	Cost/ft \$20.00		
01.09.07.207.001 Dale E George Rev Living Trust 1329 Fifth Ave Mankato, MN 56001	Mankato City Lot 5, Block 29 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.207.002 Ruth Ann Jones (LE) 1323 5th Ave Mankato, MN 56001	Mankato City Lot 6, Block 29 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.207.003 Curtis J & Susan A Leach 38573 Timber Trail St Peter, MN 56082	Mankato City Lot 7, Block 29 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.207.004 Daniel W & Cynthia S Gabler 1303 Fifth Ave Mankato, MN 56001	Mankato City Lot 8, Block 29 0.00 0.00	95.00	\$ 1,900.00	\$ -	\$ 1,900.00
01.09.07.207.005 Gale R Eichhorst PO Box 1183 Mankato, MN 56002-1183	Mankato City Lot 4, Block 29 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

01.09.07.207.007 Richard & Linda Melvin Trust Agreement 1304 Fourth Ave Mankato, MN 56001	Mankato City Lot 1, Block 29 0.00 0.00	94.00	\$ 1,880.00	\$ -	\$ 1,880.00
01.09.07.207.008 Minnesota Department of Revenue Mail Station 3340 Saint Paul, MN 55146-3340	Mankato City N 12' of W 12' of Lot 3, Block 29 0.00	12.00	\$ 240.00	\$ -	\$ 240.00
01.09.07.207.009 Jack P Fitzpatrick 1308 Fourth Ave Mankato, MN 56001	Mankato City Lots 2 & 3 Exc 12' Square in NW Cor Lot 3, Block 29 0.00	120.00	\$ 2,400.00	\$ -	\$ 2,400.00

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

E. PRELIMINARY ASSESSMENT ROLL ALLEY 7-228

2016 ALLEY IMPROVEMENTS 7-228 Maxfield St to Spruce St between 1st Ave and 2nd Ave Preliminary Assessment Roll City Project 10335					
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage					
Parcel Number / Owner / Address	Property Description	Frontage Charge		Requested Additional Work	Total Estimated Assessment
		Front Feet	Cost/ft \$20.00		
01.09.07.228.001 Bonnie J Betts 22011 Oriole Road Madison Lake, MN 56063	Mankato City Lots 6 & 7, Block 13 0.00 0.00	132.00	\$ 2,640.00	\$ -	\$ 2,640.00
01.09.07.228.002 James Gerber (CFD) 1413 2nd Ave Mankato, MN 56001	Mankato City Lot 8, Block 13 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.228.004 W V Busch Family Trust 57133 Deerhaven Dr Mankato, MN 56001	Mankato City Lot 5, Block 13 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.228.005 W V Busch Family Trust 57133 Deerhaven Dr Mankato, MN 56001	Mankato City Lot 4, Block 13 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.228.006 David Bracker 1416 1st Ave Mankato, MN 56001	Mankato City Lot 3, Block 13 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

01.09.07.228.007 Lucas E Toot 1410 First Ave Mankato, MN 56001	Mankato City Lot 2, Block 13 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.228.008 Alan R Mehlretter 510 Belle Ave Apt 102 Mankato, MN 56001	Mankato City N2 of Lot 1, Block 13 0.00 0.00	33.00	\$ 660.00	\$ -	\$ 660.00
01.09.07.228.009 Dianne Brandt 1402 First Ave Mankato, MN 56001	Mankato City S2 of Lot 1, Block 13 0.00 0.00	33.00	\$ 660.00	\$ -	\$ 660.00
01.09.07.228.010 Brent E & Pamela W Blair 1509 Lamar Dr N Mankato, MN 56003	Mankato City Lot 9, Block 13 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.228.011 Brent E & Pamela W Blair 1509 Lamar Dr N Mankato, MN 56003	Mankato City Lot 10, Block 13 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

F. PRELIMINARY ASSESSMENT ROLL ALLEY 7-351

2016 ALLEY IMPROVEMENTS 7-351 3rd Ave to Alley 07-231 between 3rd Ave and Riverfront Dr Preliminary Assessment Roll City Project 10335					
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage					
Parcel Number / Owner / Address	Property Description	Frontage Charge		Requested Additional Work	Total Estimated Assessment
		Front Feet	Cost/ft \$20.00		
01.09.07.251.001 Perfecseal Inc 1301 Third Ave Mankato, MN 56001	Foster Subdivision Lot 1, Block 1 0.00 0.00	612.80	\$ 12,256.00	\$ -	\$ 12,256.00
01.09.07.251.004 Kuiper Enterprises LLC 1234 Bakers Bay Road Kasota, MN 56050	Parsons Addition Lots 9 & 10, Block 10 & 3,625 Sq Ft Adj Vacated Lime St 0.00	132.00	\$ 2,640.00	\$ -	\$ 2,640.00
01.09.07.251.005 Kuiper Enterprises LLC 1234 Bakers Bay Road Kasota, MN 56050	Parsons Addition Exc RB 225 PG 227 Lots 6-8, Block 10 & N 15' of Vacated Adams St	198.69	\$ 3,973.80	\$ -	\$ 3,973.80
01.09.07.251.010 Gregory J & Gail A Depuydt 41183 520th St N Mankato, MN 56003	Auditors Plat 28 Lot 7, Block 29 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.251.011 Jeffrey J Kenne 42462 Kerns Dr North Mankato, MN 56003	Auditors Plat 28 W 57.5' of Lot 6 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

01.09.07.251.013 Michael Miller 1028 N Riverfront Dr Mankato, MN 56001-3340	Elks Subdivision Lot 1-A, Block 1 0.00 0.00	81.00	\$ 1,620.00	\$ -	\$ 1,620.00
01.09.07.251.014 Michael Miller 1028 N Riverfront Dr Mankato, MN 56001-3340	Elks Subdivision Lot 1-B, Block 1 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.251.015 4 M Leasing LLC 301 Chancery Ln Mankato, MN 56001	Elks Subdivision Lot 2, Block 1 0.00 0.00	66.00	\$ 1,320.00	\$ -	\$ 1,320.00
01.09.07.251.016 South Central S & S Prop LLC 1261 Third Ave Mankato, MN 56001	City of Mankato Lots 3-5, Block 145 & Adj Vacated Willow St & All E of 3rd Ave of Lot 8, Block 143	198.00	\$ 3,960.00	\$ -	\$ 3,960.00

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

G. PRELIMINARY ASSESSMENT ROLL ALLEY 8-328

2016 ALLEY IMPROVEMENTS 8-328 Belleview Ave to Adamst St between Johnson St and Homer St Preliminary Assessment Roll City Project 10335					
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage					
Parcel Number / Owner / Address	Property Description	Frontage Charge		Requested Additional Work	Total Estimated Assessment
		Front Feet	Cost/ft \$20.00		
01.09.08.328.003 Timothy W & Nona K Miller 917 Adams St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 E 45' of Lots 47 & 48 0.00 0.00	95.32	\$ 1,906.40	\$ -	\$ 1,906.40
01.09.08.328.004 Richard G Anderson 929 Adams St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 W 60' of Lots 45 & 46 0.00 0.00	95.32	\$ 1,906.40	\$ -	\$ 1,906.40
01.09.08.328.007 Mark J & Peggy J Kotthoff 223 Johnson St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 Lot 49 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20
01.09.08.328.008 Leon Stoll 119 Johnson St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 Lot 50 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20
01.09.08.328.009 Pierce Cv Est & DJ & CL Steffen PO Box 1507 Siloam Springs, AR 72761-1507	Marshs Subdivision of Lots in Sec 8 Lot 51 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20

Project Feasibility Report

2016 Alley Improvements
City Project Number 10335
City Of Mankato

01.09.08.328.010 Norman L & Joyce M Stresemann 113 Johnson St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 Lot 52 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20
01.09.08.328.011 Thomas J & Karen A Gohla 109 Johnson St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 W 123' of N2 of Lot 54 & All of Lot 53 Exc S 4.68' of E 60' of Lot 53	42.98	\$ 859.60	\$ -	\$ 859.60
01.09.08.328.013 Warren A Ruedy Jr 222 Bellevue Ave Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 E 85' of S2 of Lot 54 & E 60' of N2 of Lot 54 & S 4.68' of E 60' of Lot 53	100.00	\$ 2,000.00	\$ -	\$ 2,000.00
01.09.08.328.014 Lucas D & Amanda J Stoffel 126 Homer St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 Lot 44 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20
01.09.08.328.015 Benjamin C & Alicia C Jones 122 Homer St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 Lot 43 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20
01.09.08.328.016 Norman J Carlberg 118 Homer St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 Lot 42 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20
01.09.08.328.017 Thomas J & Colleen Rogness 114 Homer St Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 Lot 41 0.00 0.00	47.66	\$ 953.20	\$ -	\$ 953.20
01.09.08.328.019 Charles Solano 226 Bellevue Ave Mankato, MN 56001	Marshs Subdivision of Lots in Sec 8 W 66' of Lots 38-40 0.00 0.00	142.98	\$ 2,859.60	\$ -	\$ 2,859.60